031.0	0006	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	927,100	/	927,100
USE VALUE:	927,100	/	927,100
ASSESSED:	927,100	/	927,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMSON JULIE T &
Owner 2:	WALKER SCOTT C
Owner 3:	
Street 1:	46 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT EILEEN/LIFE ESTATE -
Owner 2:	-
Street 1:	46 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2518 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	474,400		452,700	927,100
Total Card	0.112	474,400		452,700	927,100
Total Parcel	0.112	474,400		452,700	927,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.19 | /Parcel: 368.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22184
GIS Ref	
GIS Ref	
Insp Date	09/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0006-0015.0

!2643!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,400	0	4,864.	452,700	927,100	927,100	Year End Roll	12/18/2019
2019	104	FV	368,600	0	4,864.	481,000	849,600	849,600	Year End Roll	1/3/2019
2018	104	FV	368,600	0	4,864.	350,900	719,500	719,500	Year End Roll	12/20/2017
2017	104	FV	345,900	0	4,864.	305,600	651,500	651,500	Year End Roll	1/3/2017
2016	104	FV	345,900	0	4,864.	260,300	606,200	606,200	Year End	1/4/2016
2015	104	FV	328,300	0	4,864.	254,700	583,000	583,000	Year End Roll	12/11/2014
2014	104	FV	328,300	0	4,864.	209,400	537,700	537,700	Year End Roll	12/16/2013
2013	104	FV	341,400	0	4,864.	199,200	540,600	540,600		12/13/2012

PRINT

Date	Time
12/10/20	18:00:48

LAST REV

Date	Time
07/09/18	11:51:23
mmcmakin	
2643	

USER DEFINED

Prior Id # 1:	22184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT EILEEN/L	62816-76		10/22/2013		638,500	No	No		D.O.D. EILEEN WRIGHT 10/5/2012,
WRIGHT EILEEN E	31354-366		4/25/2000	Family	1	No	No	4	
	11943-433		1/8/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
2/24/2000	Meas/Inspect	264	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

Total AC/HA:	0.11166	Total SF/SM:	4864	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	452,737	Spl Credit		Total:	452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06699753
Const Adj.:	0.98980200
Adj $ / SQ:	179.540
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644527
Depreciation:	170155
Depreciated Total:	474372

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	10	4	
Totals			
2	20	8	

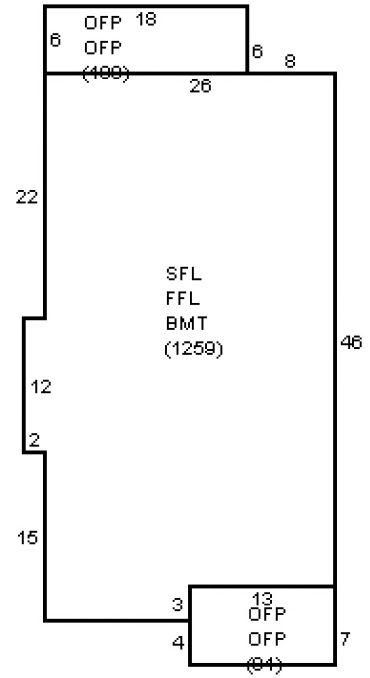
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.54
Special Features:	0	Val/Su Net:	113.63
Final Total:	474400	Val/Su SzAd	188.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,259	53.860	67,812
FFL	First Floor	1,259	179.540	226,041
SFL	Second Floor	1,259	179.540	226,041
OFP	Open Porch	398	20.440	8,133

Net Sketched Area:	4,175			Total:	528,027
Size Ad	2518	Gross Are	4175	FinArea	2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	